



(above)

ARTIST'S RENDERING OF RIPARIAN ZONE
- A KEY ELEMENT OF
THE PROPOSED PROJECT.



(above)

ARTIST'S RENDERING OF NEW
RESIDENTIAL BUILDINGS AT
THE CAPEHART AREA.

Historic Restoration, Inc.'s development concept for the Fort Baker Retreat and Conference Center embodies the spirit and principles of historic preservation, innovative design, sustainability, accessibility, transportation demand management and partnership. The design approach assures protection of national park resources, consistent quality in service and site compatibility.

Our project will meet the highest standards of sustainability in design, development, reuse and operations while preserving Fort Baker's historic character.

Our program will substantially upgrade the center's infrastructure. Guiding principles will include limiting use of non-renewable resources, using reclaimed water for irrigation and promoting resource conservation.

This proposal specifies 227 lodging rooms, 74 in historic buildings and 153 in new design-compatible structures that will replace non-historic deconstructed houses. Historic buildings will be rehabilitated to meet standards.

Seventeen rooms ranging in capacity from 20 to 400 will house 33,400 square feet of meeting space.

FBRMC endorses the concept of the Fort Baker Institute and will help craft a synergistic partnership. We will work collaboratively with the institute to market the center as a forum for dialogue on environmental issues and offer guests an integrated menu of activities. We will also establish strong relationships with the NPS and park partners.

Our TDM measures will minimize vehicle use and congestion. Our parking capacity will accommodate 237 vehicles. We will provide extensive shuttle services to discourage driving and continue to seek innovative solutions to traffic and parking demand issues.

We will invite other site visitors to enjoy the center's open spaces and participate in scheduled activities.

Distinguishing features of our plan are:

- Its ambitious sustainability, historic preservation and TDM goals.
- Restoration of the beach, marsh, and view corridor.
- Tertiary-treated recycled water for irrigation.
- Solid financing not dependent on outside sources.
- Three business partners committed to long-term improvement and collaborative citizenship.

DEVELOPMENT ENTITY

Historic Restoration, Inc.
with Brothers Property Corporation
and Kimberly-Clark Corporation

DESIGN TEAM MEMBERS

Carey & Co. Inc., *Historic Architect* / Sandy & Babcock International, *Hospitality Architect*
Royston Hanamoto Alley & Abey, *Planners and Landscape Architect* / Paladino & Company,
Sustainability Consultants / ABS Consulting, EQE Structural Engineering Division,
Structural Engineers / Holman & Associates, *Archaeological Consultants* / KORVE Engineering,
Traffic and Civil Engineering, Transportation Planning / Flack + Kurtz, *Mechanical and*
Electrical Engineering / Swinerton Builders, *Pre-Construction Services & Cost Estimating*
Balance Hydrologics, *Hydrologic Consultants*